



FIRST AVE Advisory Committee
December 11, 2019



Furthering
Interconnections,
Revitalization,
Streetscapes,
Transportation, and
Aesthetics for a
Vibrant
Economy



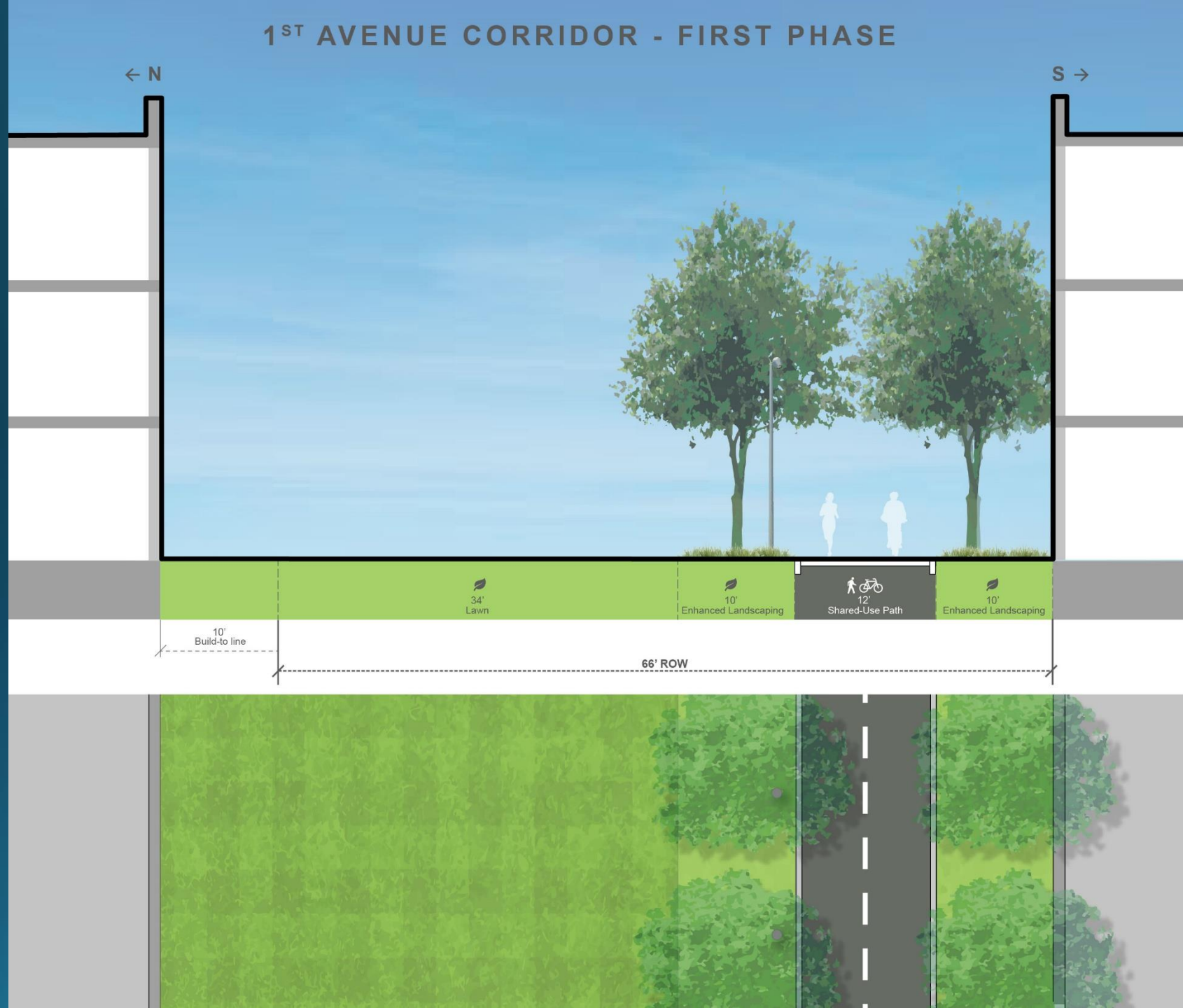
Updates

- August: trail design sessions
- September: MCR district adopted and applied to 34th Street site
- September: RFP proposal accepted for 34th Street site
- October: RFP released for 28th Street
- December: Alternatives Analysis kickoff



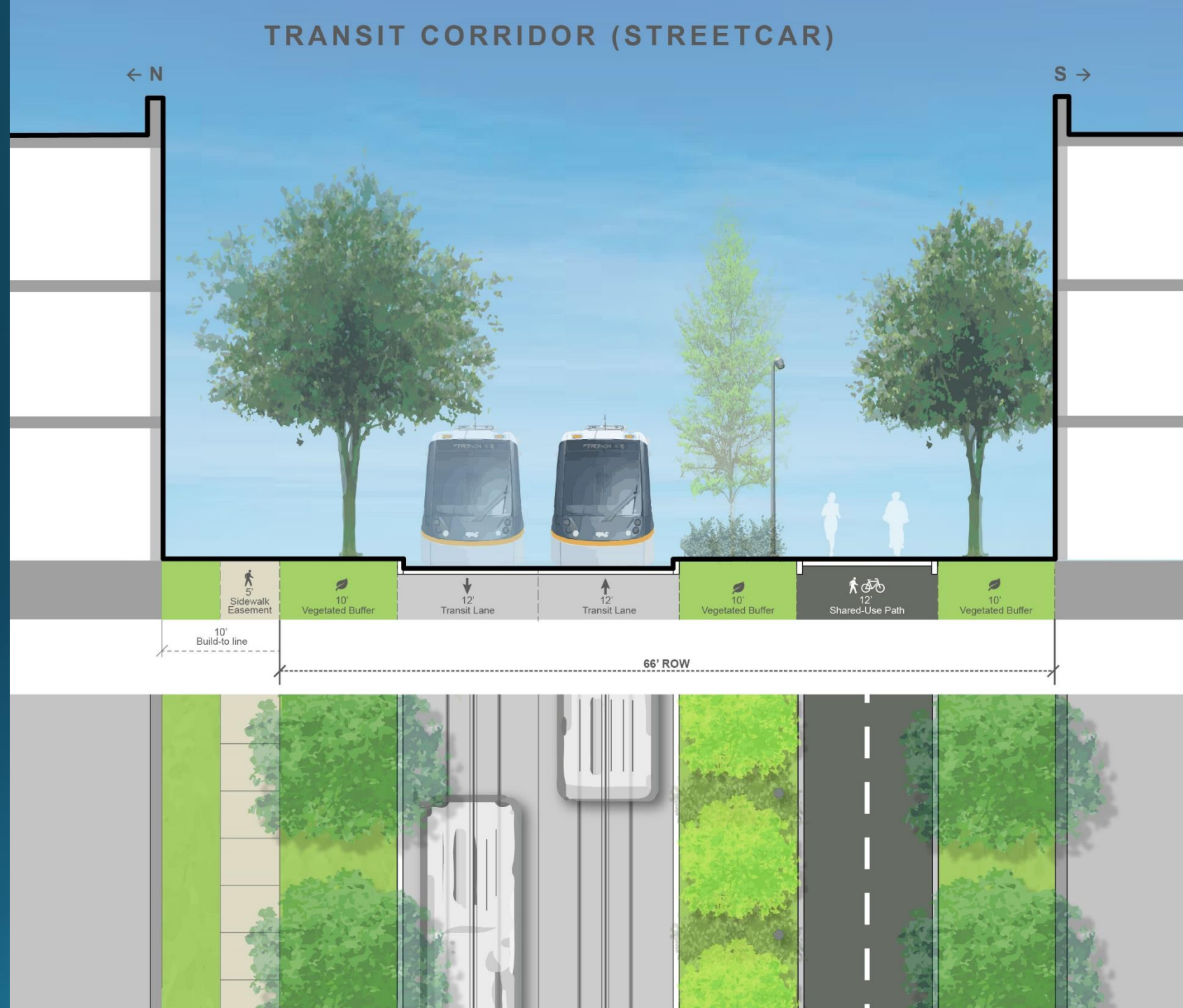
A Multi-Modal Corridor

- Concept currently under design
- Interim Condition

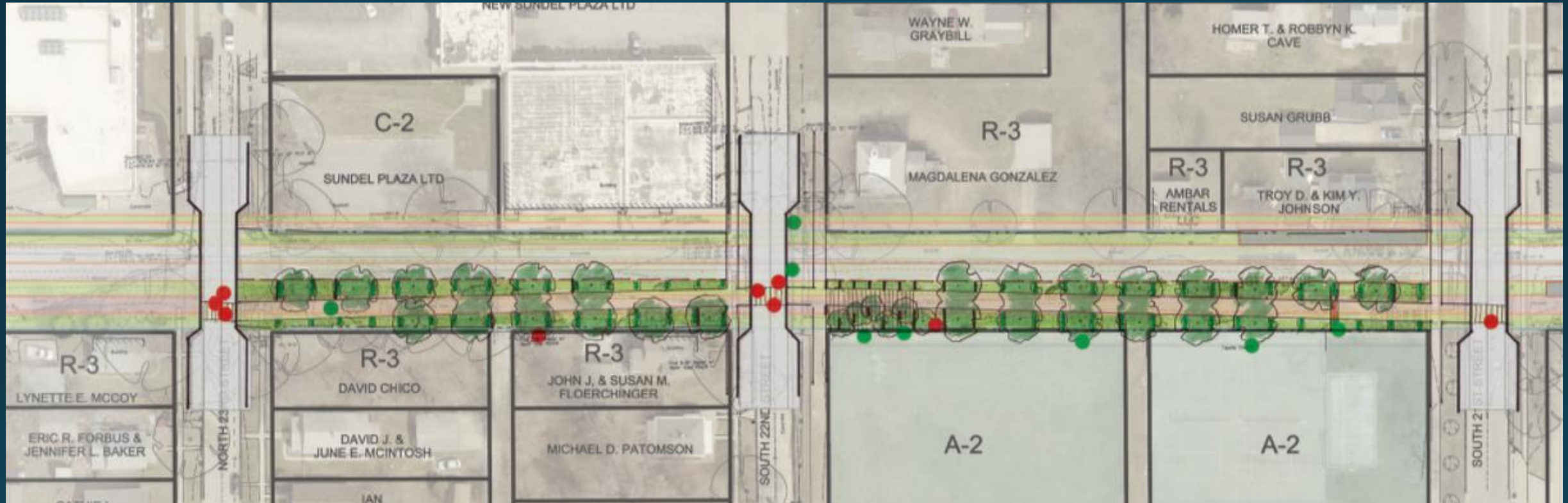


A Multi-Modal Corridor

- Concept currently under design
- With future transit



Concept



Updates

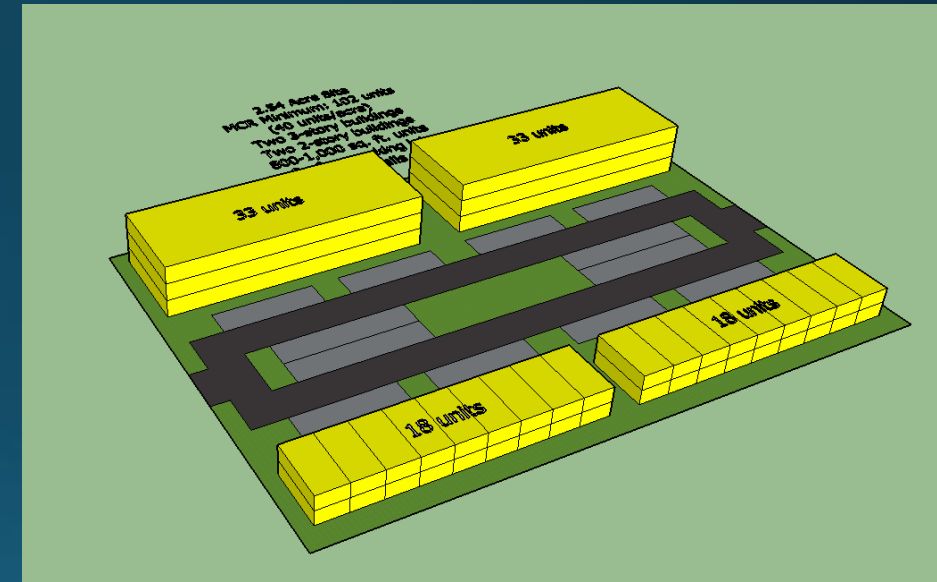
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Mixed Commercial Residential District

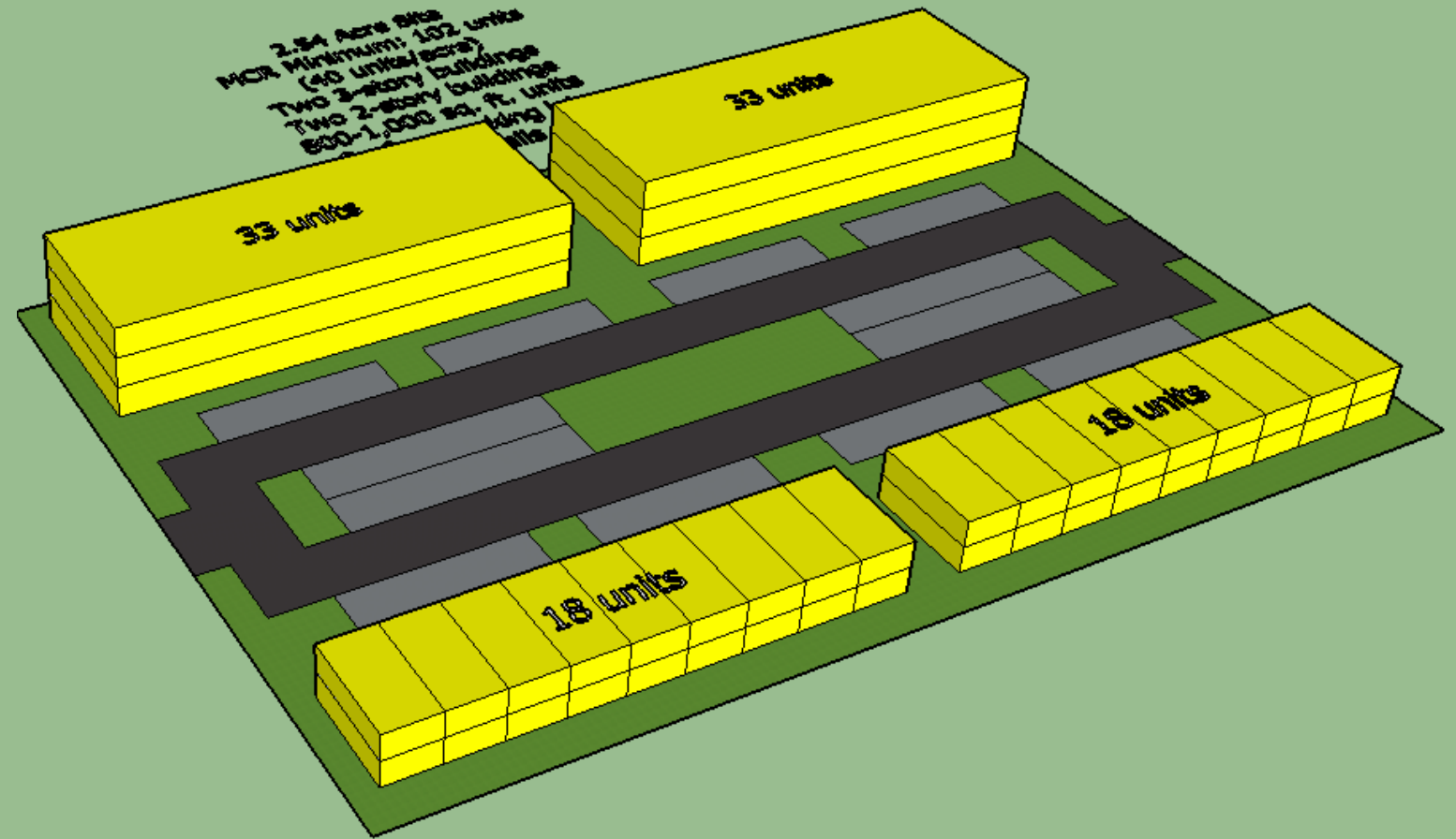
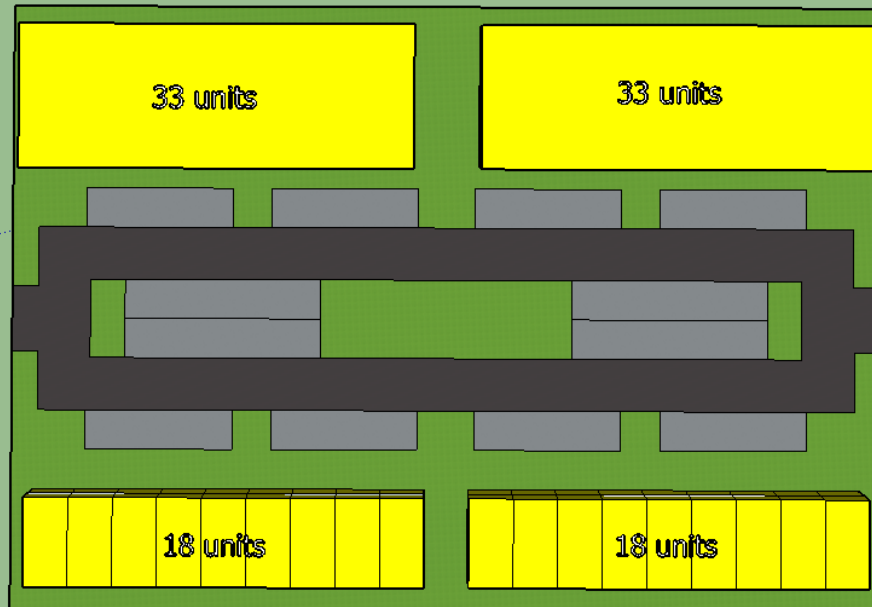
Highlights:

- Limited commercial and residential uses
- Minimal setbacks (0-10')
- Minimum density: 40 units/acre
- Architectural design standards
- Landscape standards
- Street trees
- On-street parking
- Parking minimums AND maximums
- Underground detention
- 50 sq. ft. of "site amenity" per dwelling
- Added limited administrative authority for CD Director on plan amendments



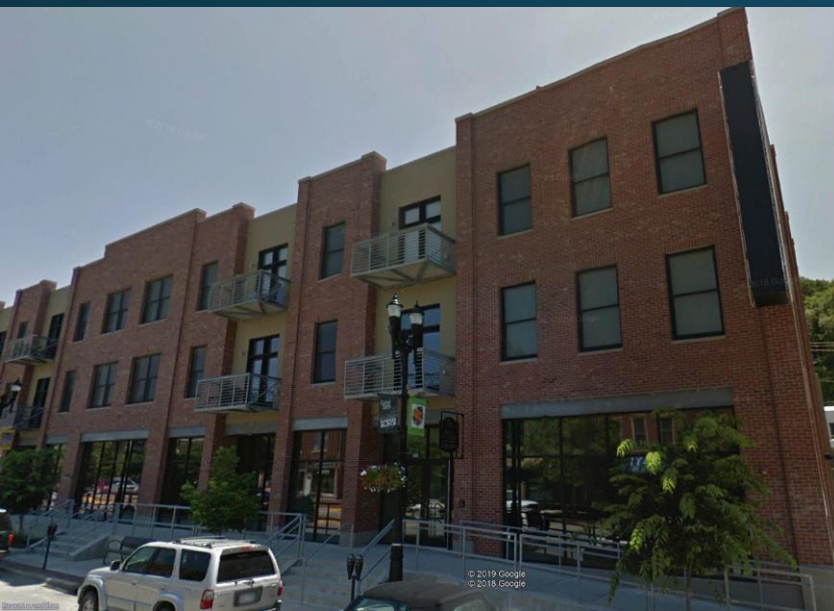
MCR Density

2.54 Acre Site
MCR Minimum: 102 units
(40 units/acre)
Two 3-story buildings
Two 2-story buildings
800-1,000 sq. ft. units
Surface parking lot
102 stalls



- Example: 40 units per acre
- 0-10' setbacks

MCR Design



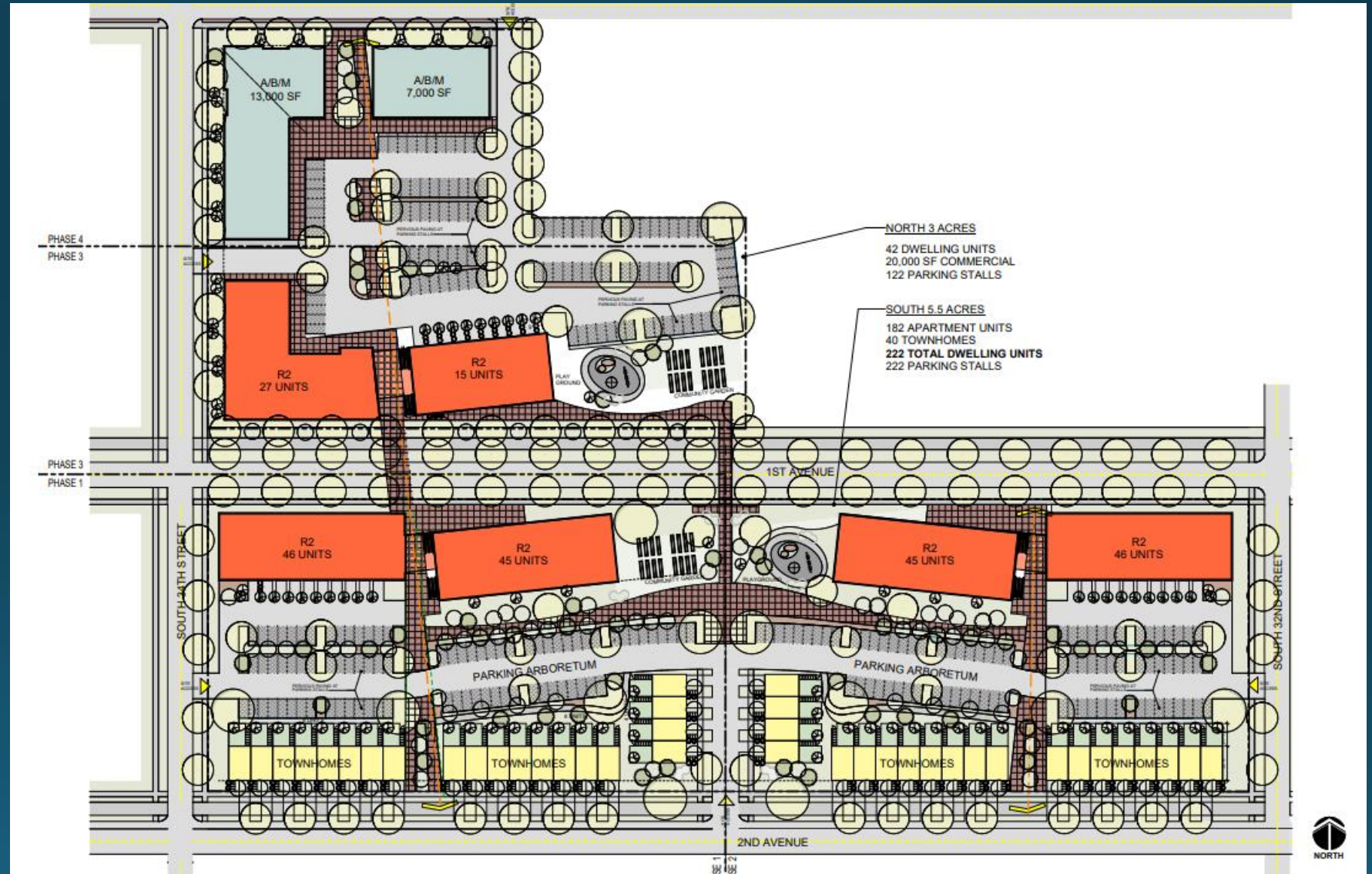
- Softens density
- Quality materials
- Mass and scaling
- Engages pedestrians

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Proposal Selected for 34th Street:



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Alternatives Analysis

- Meetings (live and virtual)
- MAPA presentation





Please contact me if you would like more information:
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